152.0	0009	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,117,000 / 1,117,000
					USE VALUE:	1,117,000 / 1,117,000
					ASSESSED:	1,117,000 / 1,117,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		EASTERN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARTRIDGE JACQUELYN R
Owner 2:	PARTRIDGE CHRISTOPHER
Owner 3:	
Street 1:	111 EASTERN AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PARTRIDGE STEPHEN -
Owner 2:	PARTRIDGE CHRISTOPHER -
Street 1:	111 EASTERN AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .239 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Clapboard Exterior and 2547 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10420.000	530,900		586,100	1,117,000
Total Card	0.239	530,900		586,100	1,117,000
Total Parcel	0.239	530,900		586,100	1,117,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.59 | /Parcel: 438.59

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 101320

GIS Ref

GIS Ref

Insp Date 04/19/18

!11971!

PREVIOUS ASSESSMENT

Parcel ID 152.0-0009-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	530,900	0	10,420.	586,100	1,117,000		Year end	12/23/2021
2021	101	FV	515,300	0	10,420.	586,100	1,101,400		Year End Roll	12/10/2020
2020	101	FV	515,200	0	10,420.	586,100	1,101,300	1,101,300	Year End Roll	12/18/2019
2019	101	FV	364,100	0	10,420.	549,500	913,600	913,600	Year End Roll	1/3/2019
2018	101	FV	327,800	0	10,420.	454,200	782,000	782,000	Year End Roll	12/20/2017
2017	101	FV	327,800	0	10,420.	417,600	745,400	745,400	Year End Roll	1/3/2017
2016	101	FV	327,800	0	10,420.	381,000	708,800	708,800	Year End	1/4/2016
2015	101	FV	314,600	0	10,420.	373,600	688,200	688,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:32:34

LAST REV

Date	Time
07/19/18	11:39:37
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11971

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARTRIDGE STEPH	35942-533		7/23/2002	Family	1	No	No		
MC LAREN THOMAS	30237-428		6/1/1999		394,000	No	No		
	12648-314		1/1/1982			No	No		N

USER DEFINED

Prior Id # 1:	101320
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2012	1055	Renovate	120,000					1ST & 2ND FLOOR &
10/26/2009	1053	Siding	21,000					
11/13/2003	977	New Wind	5,894					
10/3/1996	494	Manual	2,200					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	MEAS&NOTICE	HS	Hanne S
1/29/2013	Info Fm Prmt	BR	B Rossignol
2/24/2009	Measured	372	PATRIOT
11/17/2008	Meas/Inspect	345	PATRIOT
6/19/2000	MLS		
11/22/1999	Measured	272	PATRIOT
11/9/1999	Mailer Sent		
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10420		Sq. Ft.	Site		0	80.	0.70	9									586,079						586,100	

Total AC/HA:	0.23921	Total SF/SM:	10420	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	586,079	Spl Credit		Total:	586,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	2 - Good		
Insulation:	7 - Ab avg		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.15119326
Const Adj.:	1.02979398
Adj $ / SQ:	165.969
Other Features:	92893
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	595205
Depreciation:	64282
Depreciated Total:	530923

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

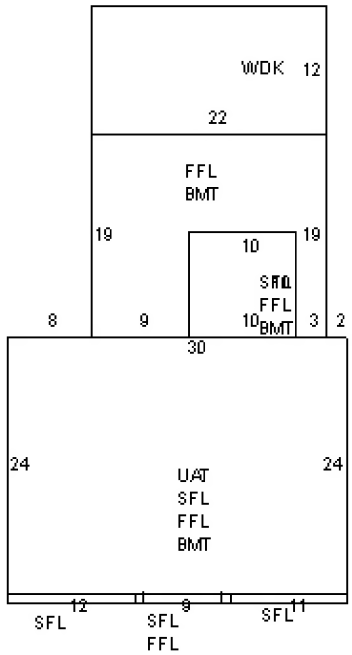
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	182.57
Special Features:	0	Val/Su Net:	142.07
Final Total:	530900	Val/Su SzAd	253.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,195	165.970	198,333
BMT	Basement	1,186	67.720	80,310
SFL	Second Floor	900	165.970	149,372
WDK	Deck	264	10.080	2,661
UAT	Upper Attic	192	91.280	17,526

Net Sketched Area: 3,737 | Total: 448,202

Size Ad 2095 | Gross Area 4313 | FinArea 2547

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	
UAT	100	FLA	50	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0009-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X16	A	FR	1939	0.00	T	50	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc